

Single Family Residence **RESIDENTIAL**

4408 RIVER DOWN DR

RALEIGH, NC 27603

\$306,803 TopHap Estimate · \$220 / ft² · confidence 87 · as of Jul 14, 2026



2

BATHS

1,392 ft²

LIVING AREA

0.69 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$307K

\$267K low

\$347K high

Last Sale

\$100,000 · Aug 10, 1987

Est. Owner Equity

\$231,803

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$1,881 (2025)
Assessed Value	\$290,944
Previous Assessed	\$290,944
Assessor Market Value	\$290,944

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Wake
Lot (acres)	0.69
Construction	Frame (Unspecified)
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 144 ft²

Porch · 330 ft²

CLIMATE RISK

95
FLOOD

23
WILDFIRE

45
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rand Road Elementary School	Elementary	PK–5	4.1 mi
Garner Magnet High School	High	9–12	7.3 mi
North Garner Magnet Middle School	Middle	6–8	7.9 mi

District: Wake County Schools

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 27603

108 CRIME INDEX	85 AIR POLLUTION	62,816 POPULATION	\$86K MEDIAN IN-COME	60°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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